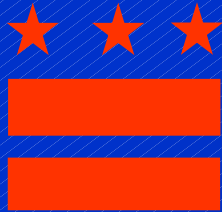


DEVELOPING THE DISTRICT

**WASHINGTON, D.C.
OFFICE for PLANNING
and ECONOMIC
DEVELOPMENT**



OBJECTIVES

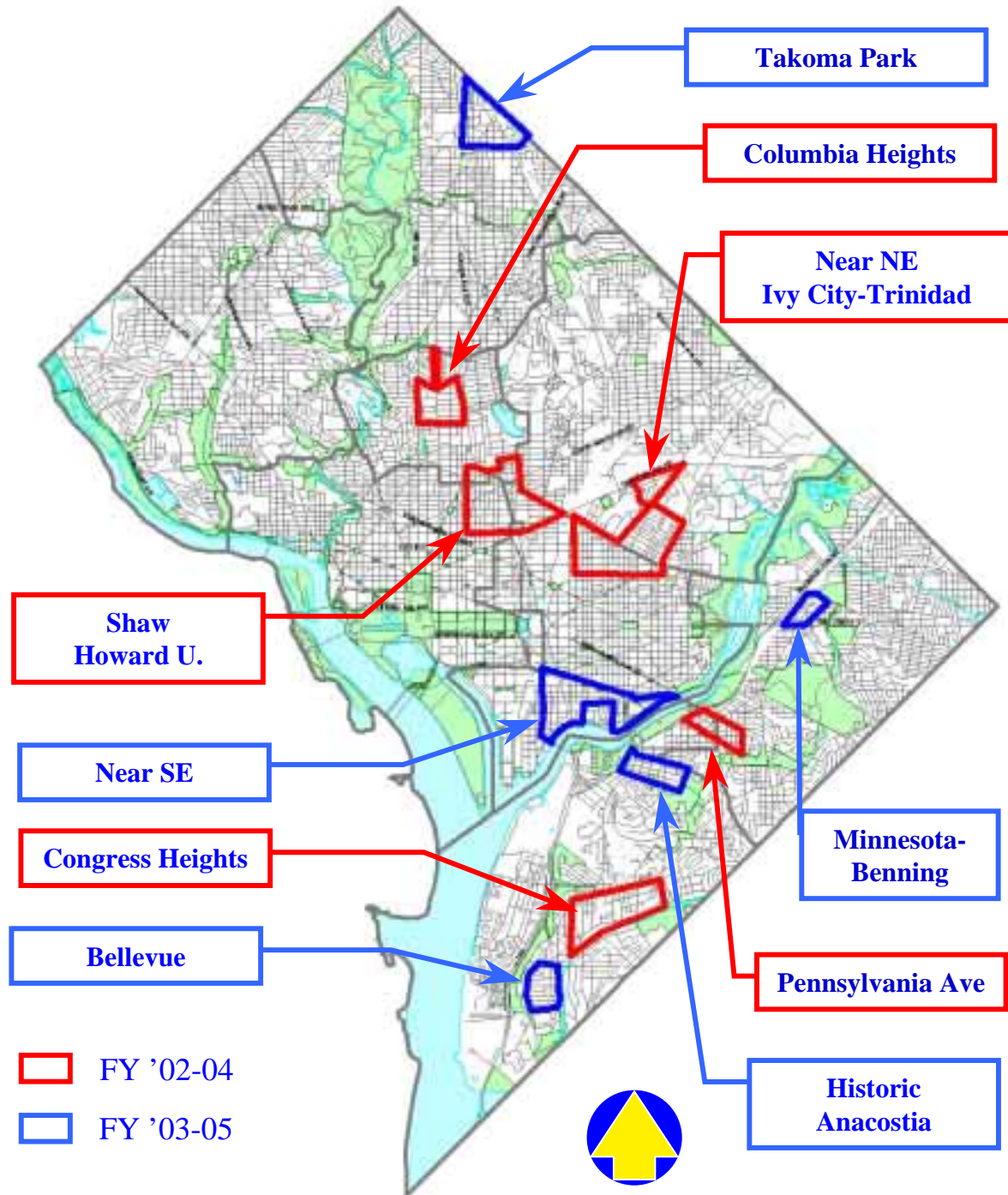
1. Revitalize Neighborhoods: build and sustain healthy neighborhoods with a variety of housing and retail developments.
2. Expand and Diversify the Economy: attract, retain and expand businesses and industries.
3. Provide Economic Opportunity for District Residents: provide opportunities for employment, job training and entrepreneurship and procurement.

STRATEGIC INITIATIVES

- Implement neighborhood housing strategy
- Alleviate blight and decay
- Enhance development and revitalize downtown
- Bring retail to underserved neighborhoods
- Develop government centers in neighborhoods
- Ensure DC residents and local businesses benefit from government supported development: jobs, construction, procurement

Strategic Investment Areas

This initiative targets neighborhoods for comprehensive investment based on their opportunities and strengths



IMPLEMENT NEIGHBORHOOD
HOUSING STRATEGY

ALLEVIATE BLIGHT AND DECAY

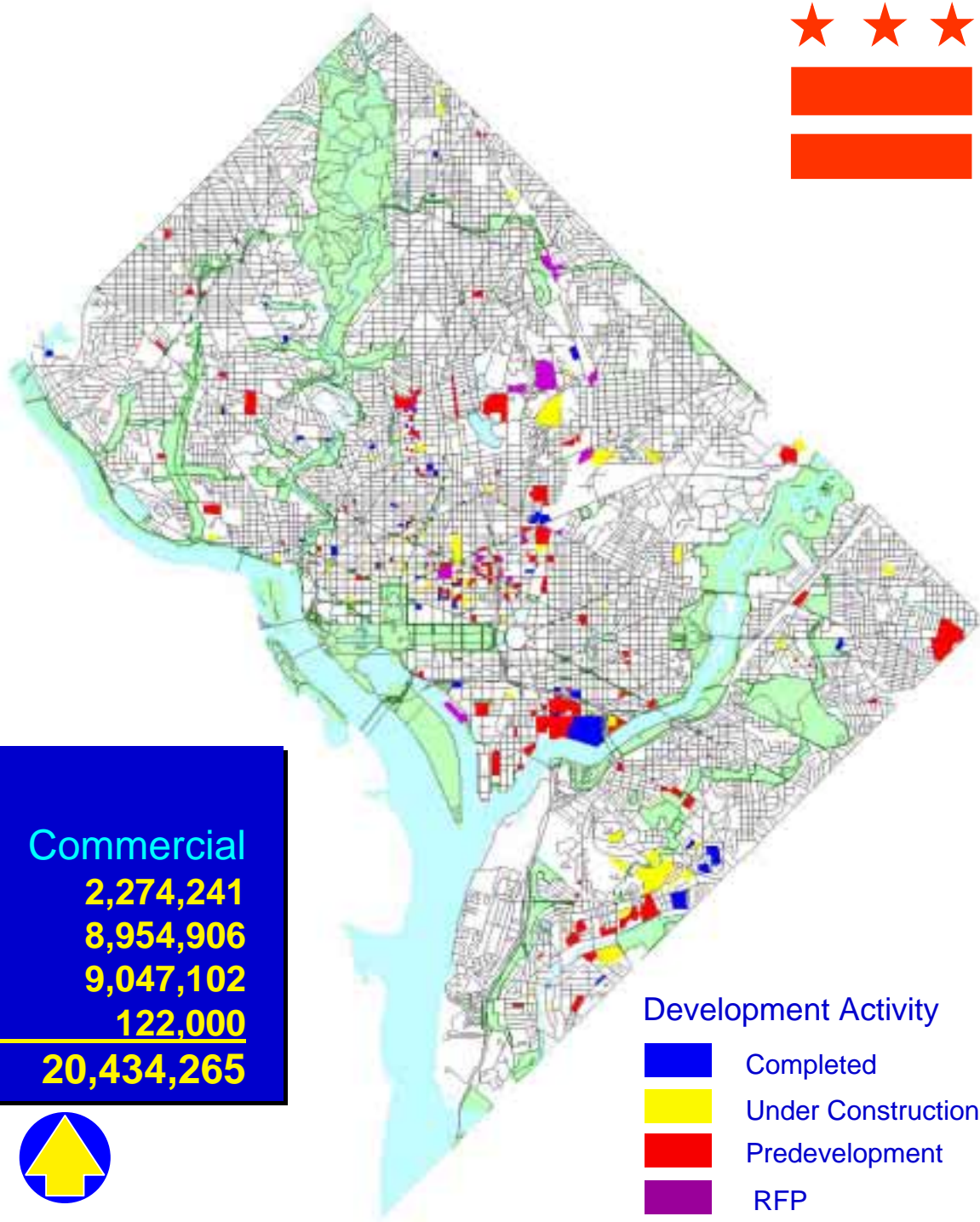


City Trends: Development

Over the past two years, the District has experienced significant growth in the areas of housing and commercial development.

Highlights

| | Housing | Commercial |
|-----------------------|---------------|-------------------|
| Completed | 3,144 | 2,274,241 |
| Under Construction | 5,725 | 8,954,906 |
| Predevelopment | 10,194 | 9,047,102 |
| Request for Proposals | 966 | 122,000 |
| TOTAL | 19,929 | 20,434,265 |



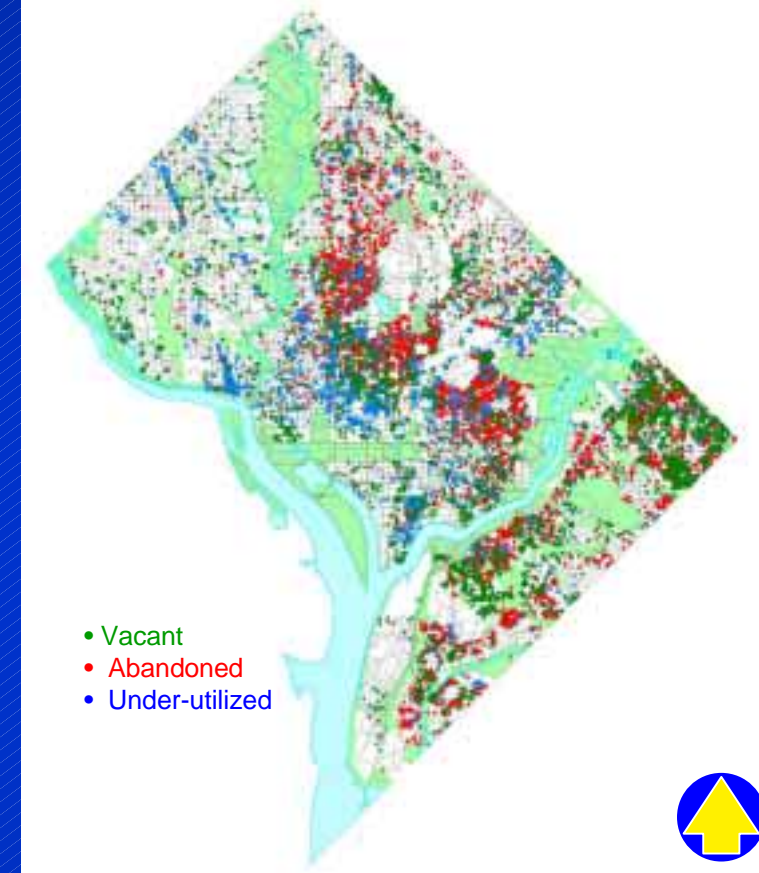
Development Activity

| | |
|--------|--------------------|
| Blue | Completed |
| Yellow | Under Construction |
| Red | Predevelopment |
| Purple | RFP |

DC Land Capacity

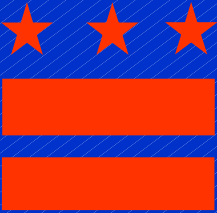
PRELIMINARY CONCEPTUAL LAND CAPACITY

| | ACRES |
|--------------------------|--------------|
| Vacant Land | 2,166 |
| Underutilized Land | 754 |
| Abandoned Land | 648 |
| TOTAL (composite) | 2,886 |



SUMMARY OF THE LAND SUPPLY

| | Parcels | Total Area (Acres) | Average Size (Acres) |
|-----------------------------|---------------|--------------------|-----------------------|
| Vacant | 8,637 | 2,166 | 0.25 |
| Abandoned | 5,355 | 648 | 0.12 |
| Underutilized | 2,810 | 754 | 0.26 |
| Total (Composite) | 16,243 | 2,886 | 0.17 |



DC Housing Policy

The Housing Act of 2002

| | | |
|--|---|--|
| Protect Existing Affordable Housing and Prevent Displacement | → | 1. Circuit Breaker Legislation 2. Require Notification of Expiring Use 3. Targeted Historic Housing Tax Credit |
| Convert Vacant and Dilapidated Buildings into New Housing | → | 4. Update Rehabilitation Building Subcode 5. Due Process Demolition 6. Quick Take Legislation 7. Expand the Homestead Program |
| Promote New Housing for People of All Incomes | → | 8. Housing Production Trust Fund 9. Modify Linkage Formulas 10. Inclusionary Development 11. Tax Abatement 12. Downtown Zoning Incentives 13. Modify Combined Lot Program |

ESTIMATED IMPACTS:

| | |
|-----------|---|
| Build | 2,596 units of affordable housing |
| Preserve | 2,695 units of existing affordable housing |
| Maintain | upwards of 710 low-income homeowners in their homes |
| Assist | 3,530 low to moderate income household to homeownership |
| Preserve | 295 units in Historic Buildings |
| Construct | 3,536 units of new market rate housing in the District |

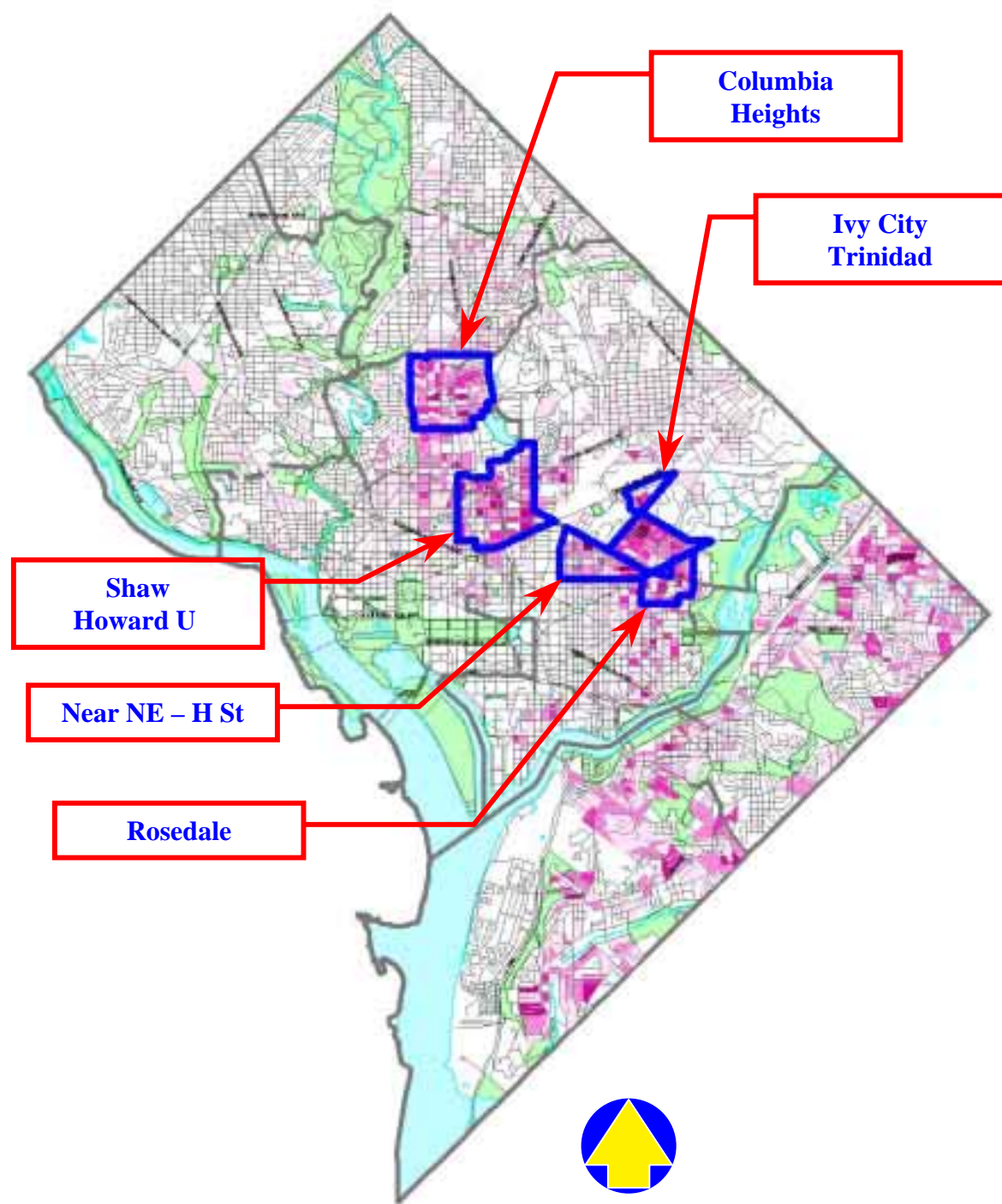
Vacant & Abandoned Properties

This initiative will target primarily single-family abandoned properties for redevelopment to pre-qualified developers.

Target areas were based on:

- Areas of High Concentration
- Community input through the SNAP process
- Strategic Neighborhood Target Areas

3,970 identified properties



HOPE VI in the District



East Capitol Dwellings

Units 555
Commercial SF 106,400
Status – Pre-Development

Townhomes of Capitol Hill

Units 134

Arthur Capper - Carrolsburg

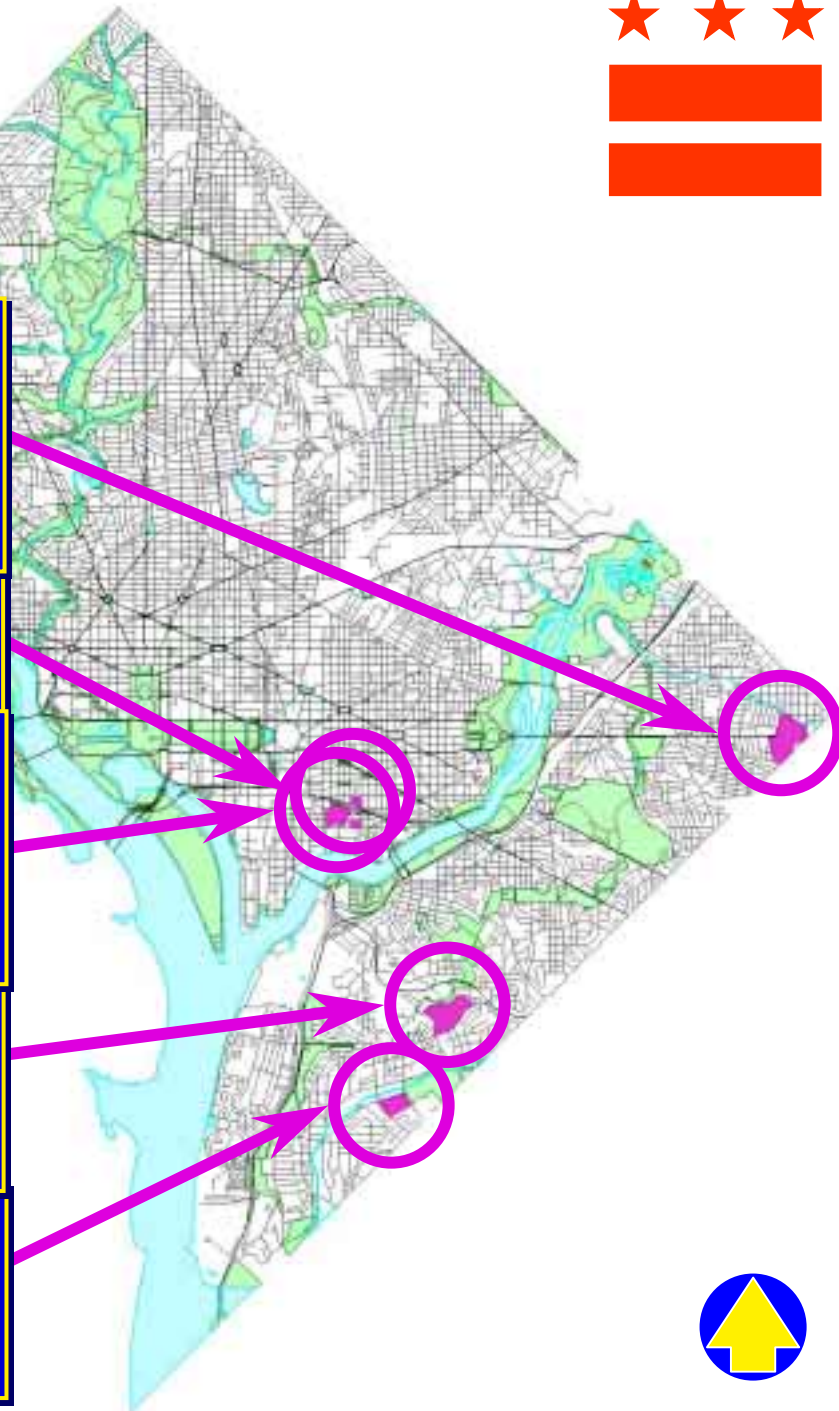
Units 1,500
Commercial SF TBD
Status – Pre-Development

Henson Ridge

Units 600
Status - Under Construction

Wheeler Creek

Units 314
Status - Under Construction



ATTRACTING AND RETAINING BUSINESSES

ReStore DC

Neighborhood Commercial Revitalization

- Comprehensive, community based initiative with District support to bring economic development to neighborhoods
- *DC Main Streets*: \$1.1M FY 2002
- Commercial District Technical Assistance: \$400,000 FY 2002
- Commercial Property Acquisition & Development Fund: \$5M FY 2002
- Small Business Development Program: \$1M

Georgia Avenue Revitalization

Making Georgia Ave one of the District's great Streets

- Government Center
- Full Service Restaurant
- Targeted 111 businesses for Façade Improvements
- Street Resurfacing



Georgia Avenue Commitment

"A Downpayment on Success"

\$111 Million

**\$27.1 Million
DMV Headquarters**

\$20 Million - Housing Initiatives

\$18 Million - Commercial & Main
Street Revitalization Initiatives

\$30.2 Million - Streetscape and
Infrastructure

\$14.2 Million - Recreation and
Public Facilities

\$1.5 Million - Transportation, Arts,
Public Safety

East of the River Revitalization

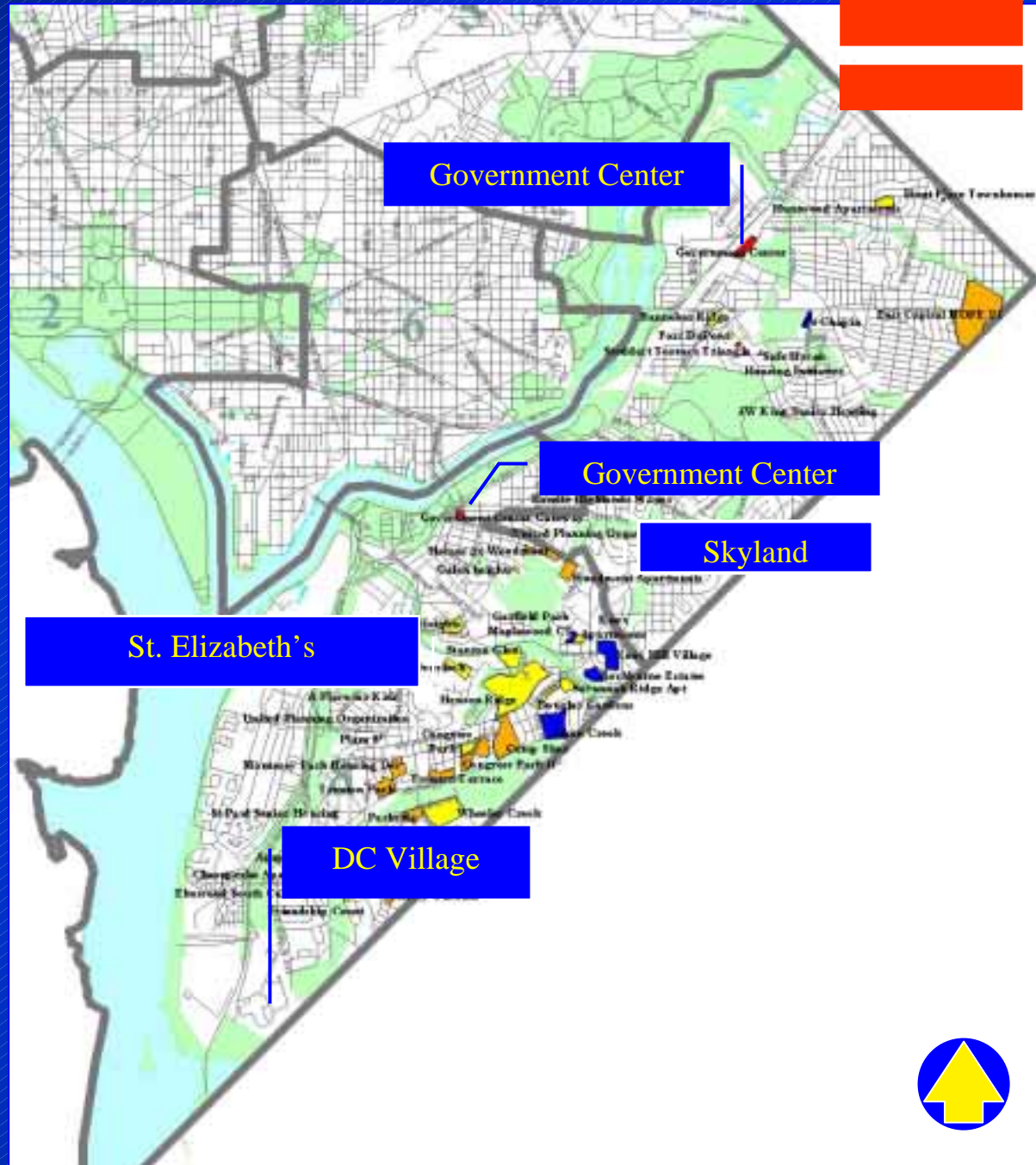
Opportunities

- Skyland Shopping Center
- DC Village
- St. Elizabeth's/UCC
- 2 Government Centers

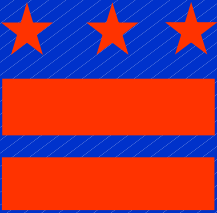
Anacostia Gateway
Minnesota/Benning

Summary

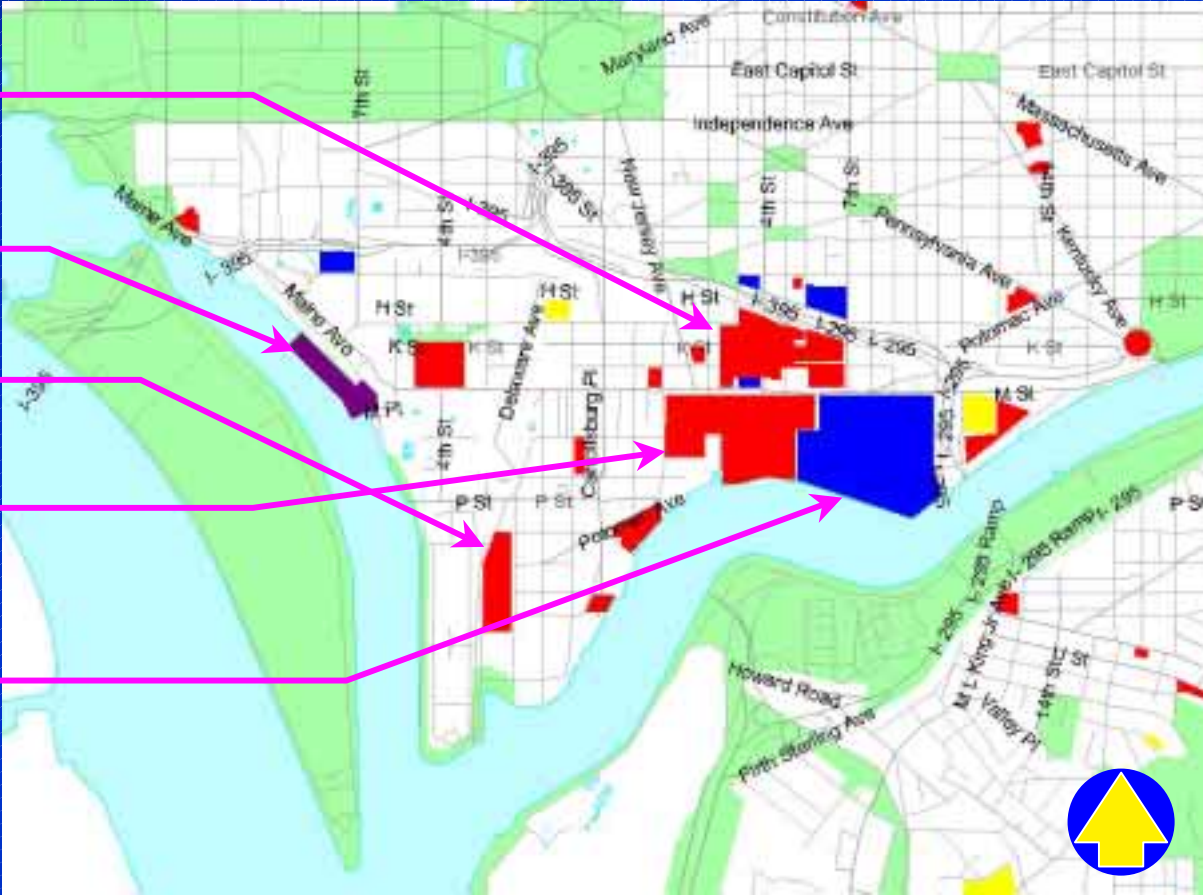
| | |
|---------------|---------|
| Housing Units | 6,558 |
| Commercial SF | 453,000 |



Anacostia Waterfront Development



- Capper-Carrolsburg
- Glode Park
- Marina
- Capital Point
- SE Federal Center
- Navy Yard



Summary

| | |
|---------------|-----------|
| Housing Units | 2,258 |
| Commercial SF | 1,068,210 |

Government Centers

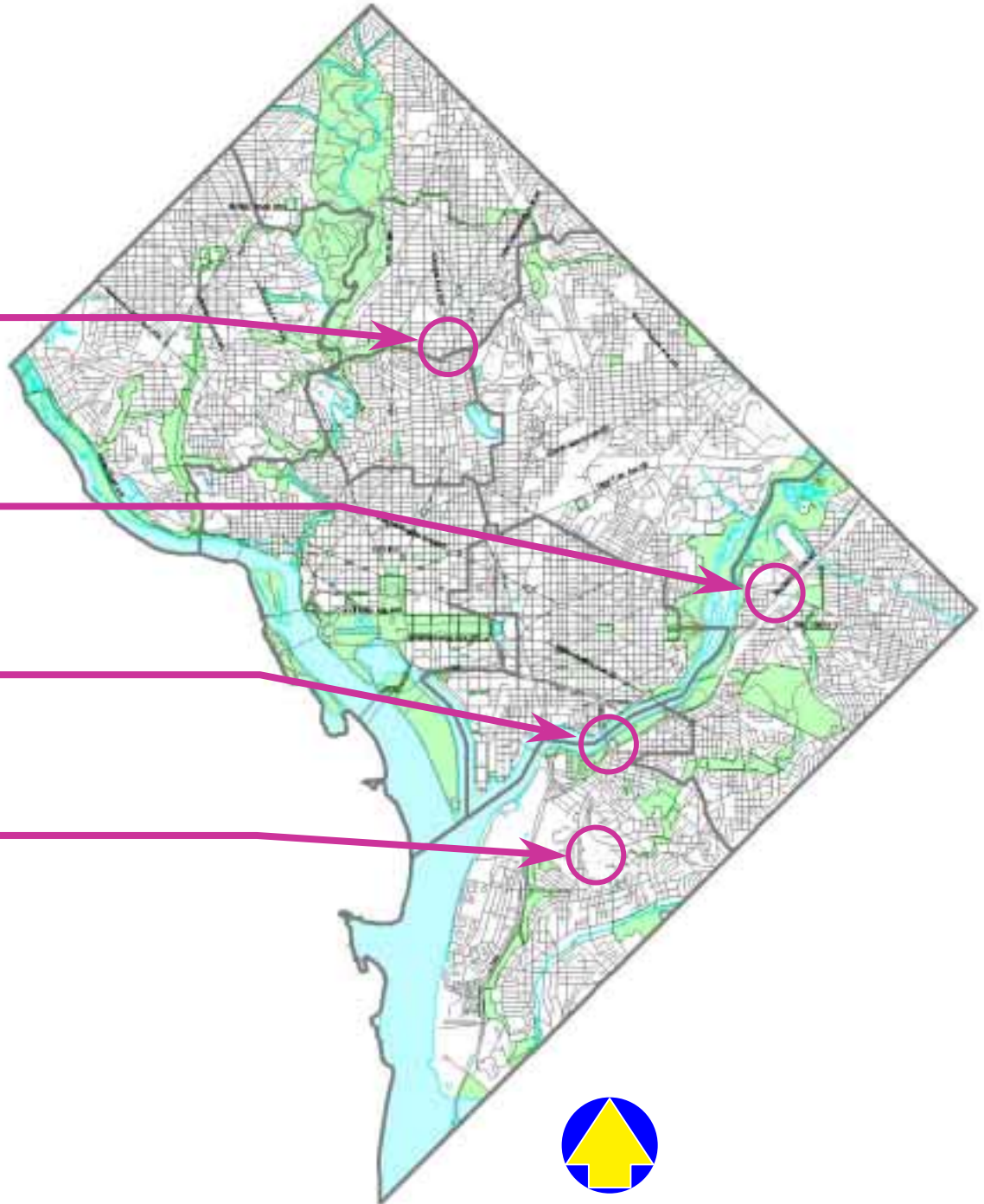
Georgia-Petworth

Minnesota-Benning

Anacostia Gateway

**Unified Communication
Center (UCC)**

**Forensic Lab
Location (TBD)**



Tax Increment Financing (TIF)

Method of paying for public and private improvements to vacant and underused land.

Use of future taxes (sales and property) to partially fund the development of a project. Funds are generated via sale of TIF bonds to investors.

\$300M authorized in 1998

Gallery Place : \$75M

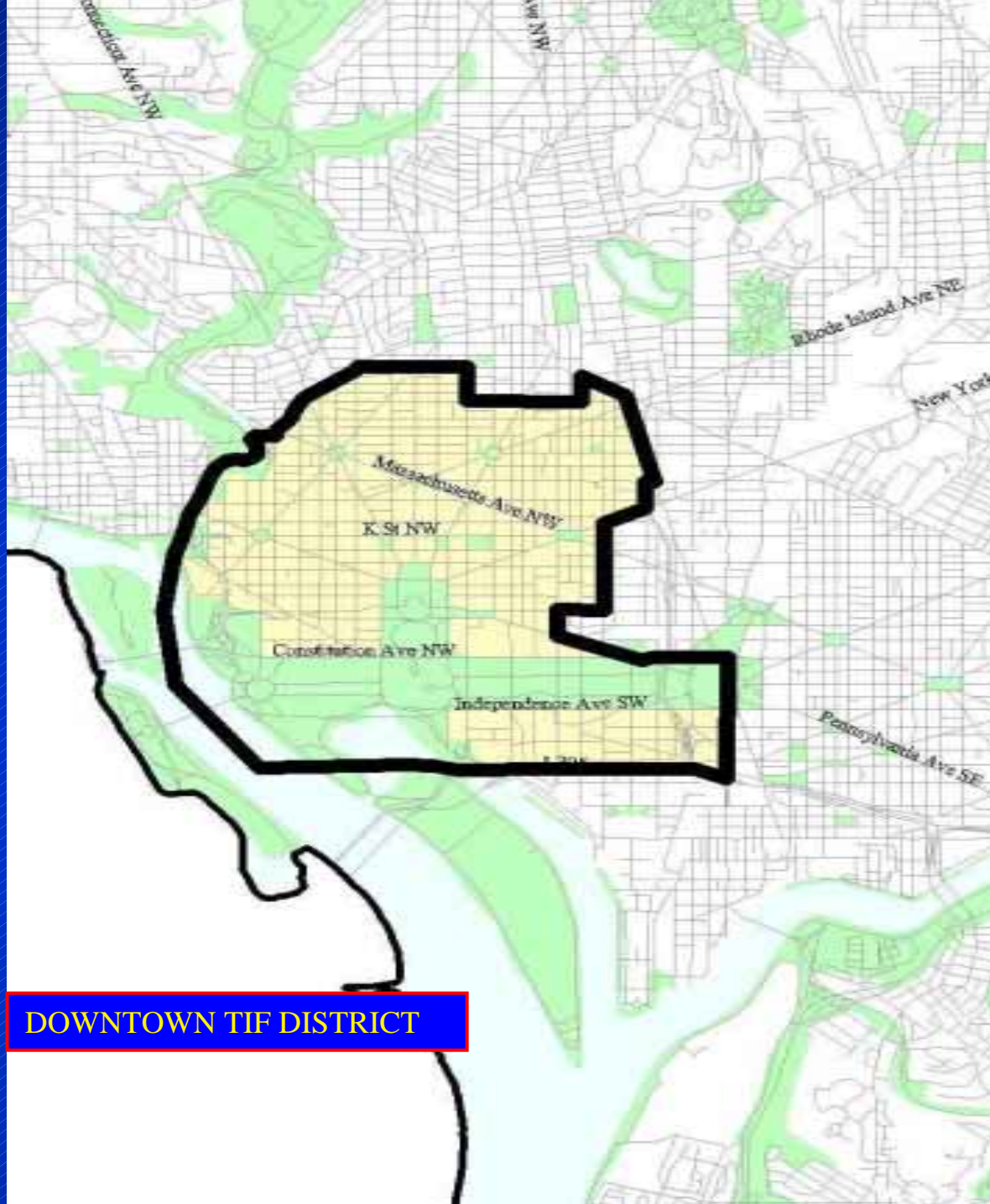
Mandarin Hotel: \$46M

The International Spy Museum: \$7.5M

TIF Districts

\$171.5M (remaining fund balance)

Neighborhood driven economic development in various parts of the city

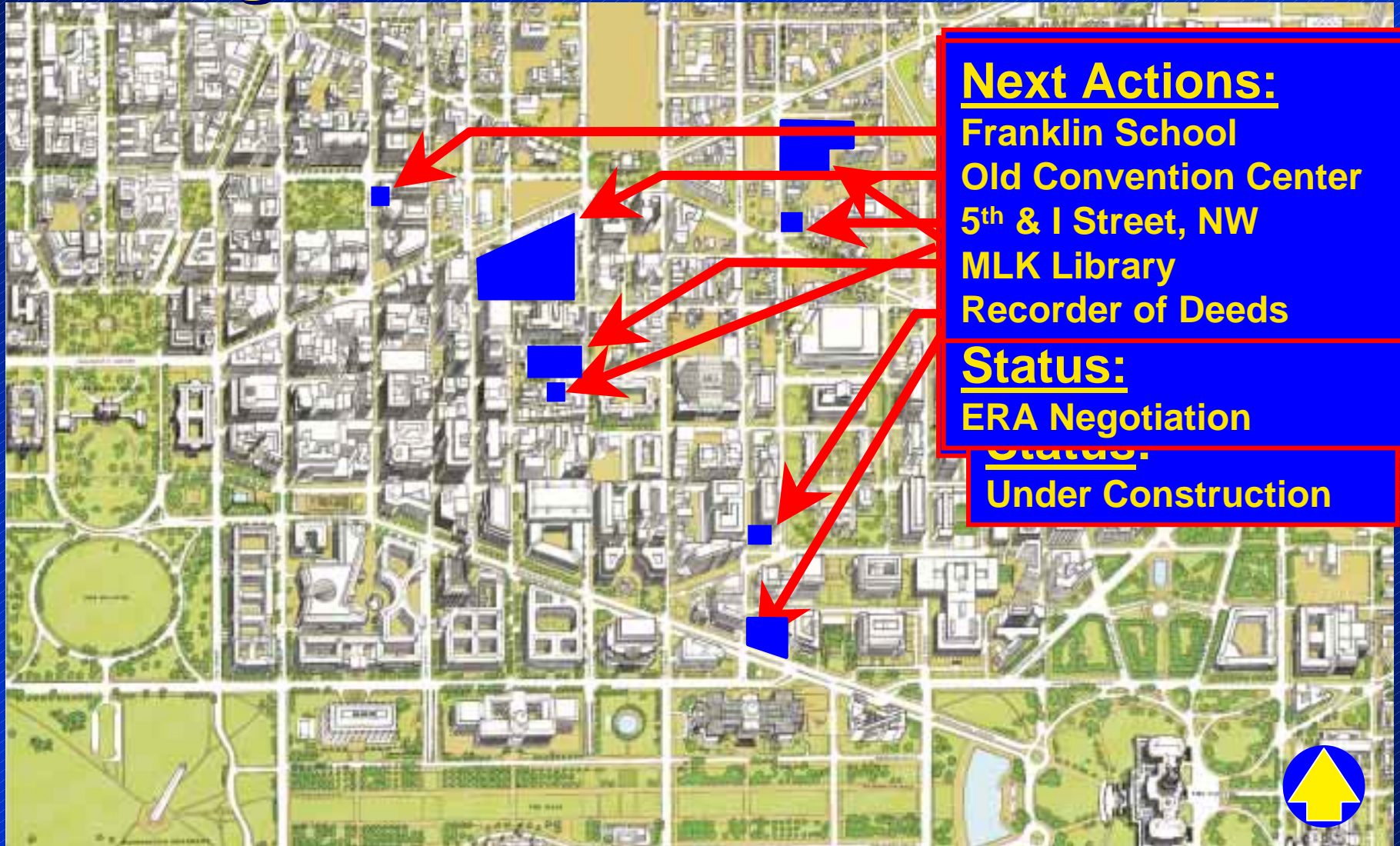


DOWNTOWN TIF DISTRICT

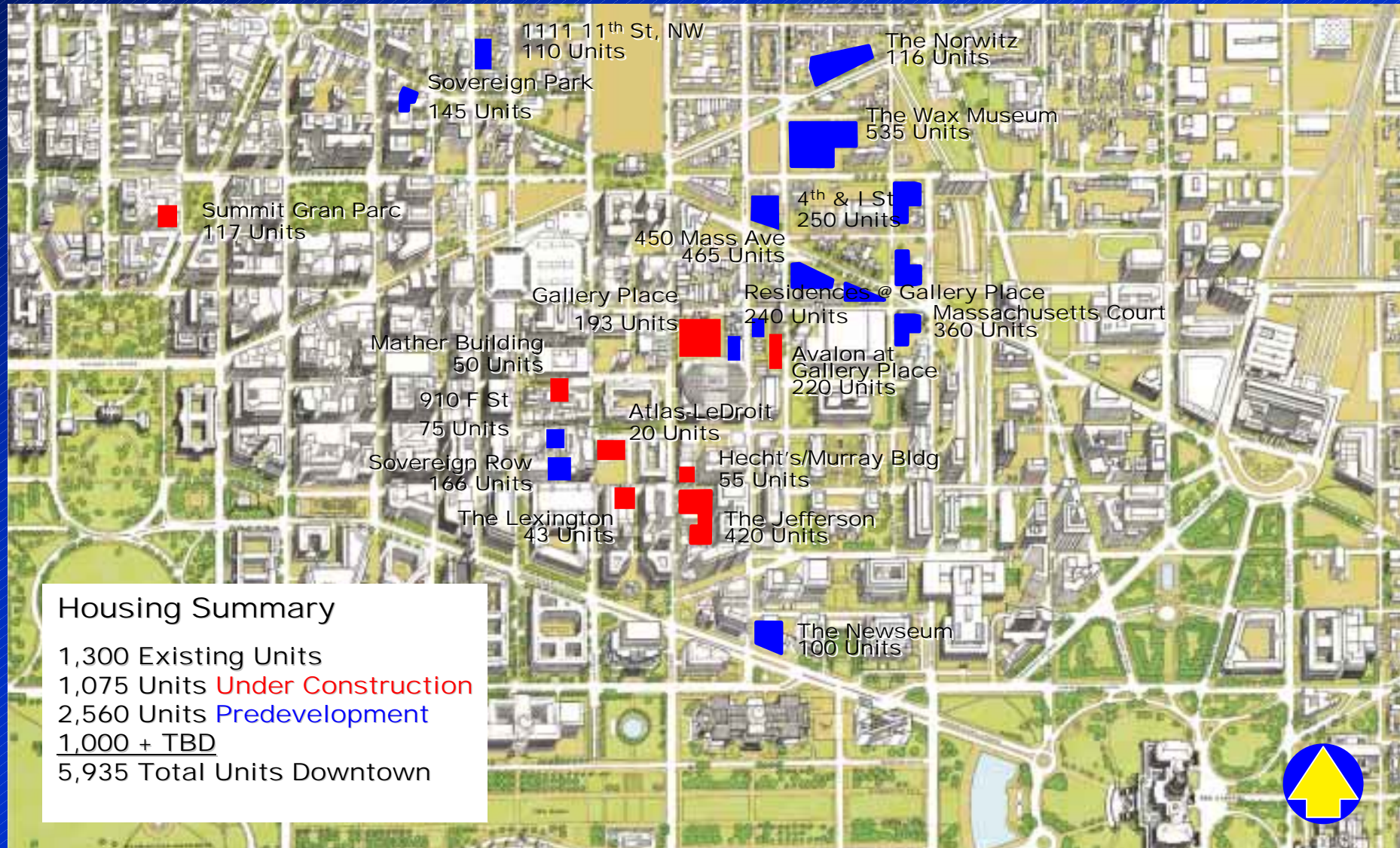
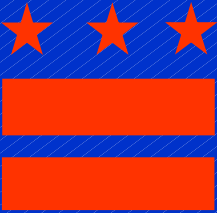
**ENHANCE DEVELOPMENT AND
REVITALIZE DOWNTOWN**



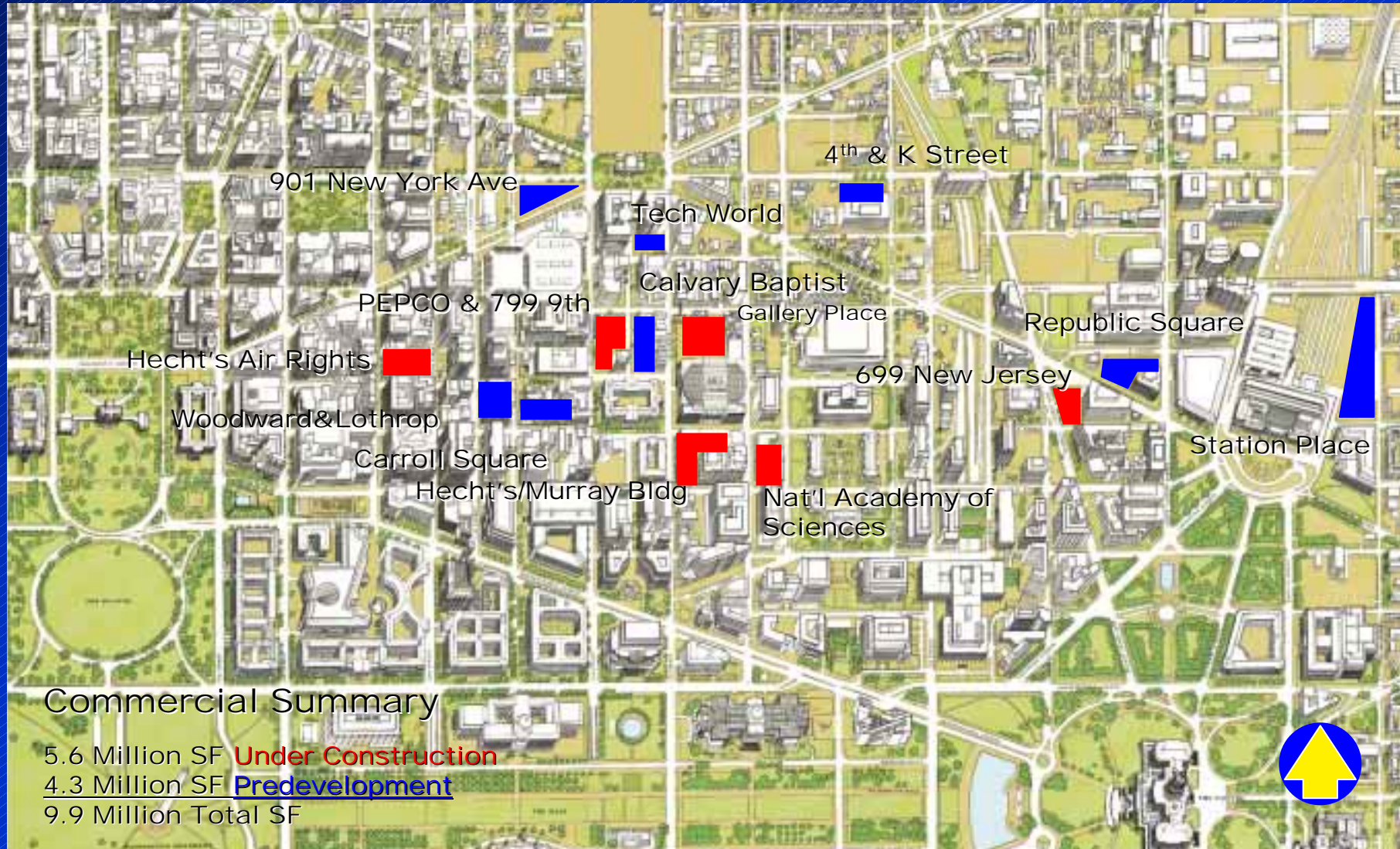
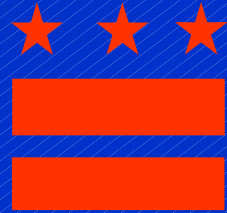
Moving on Public Sites



New Downtown Housing Construction



New Office Construction



ENSURE RESIDENTS AND LOCAL
BUSINESSES BENEFIT FROM
GOVERNMENT SUPPORTED
DEVELOPMENT

JOB, CONSTRUCTION,
PROCUREMENT

- **Promoting Public/Private Partnerships and Joint Ventures**

Language in RFP's and RFQ's

- **Enhancing Communication/Outreach**

Networking sessions with local businesses

Building DC Conference

Internet access for permitting, LSDBE certification, and business opportunities with the District, DCRA's Business Resource Center

Technical Assistance for Small Businesses

Small Business Training Series

Main Streets and ReStore DC Technical Assistance Programs

DHCD's Neighborhood Development Assistance Program *via* community development corporations

- **Training and Employment for Residents**

 - First Source Agreements

 - LSDBE Requirements

 - Customized Training

 - Metro Tech

 - Certified Apprenticeship Programs

- **Mayor's Task Force on Local Small and Disadvantaged Business Opportunity Development**